

Case No. 16VARIANCE1030

2229 Flat Rock Road



**Louisville Metro Board of Zoning Adjustment Public
Hearing**

Ross Allen, Planner I

June 6, 2016

Request(s)

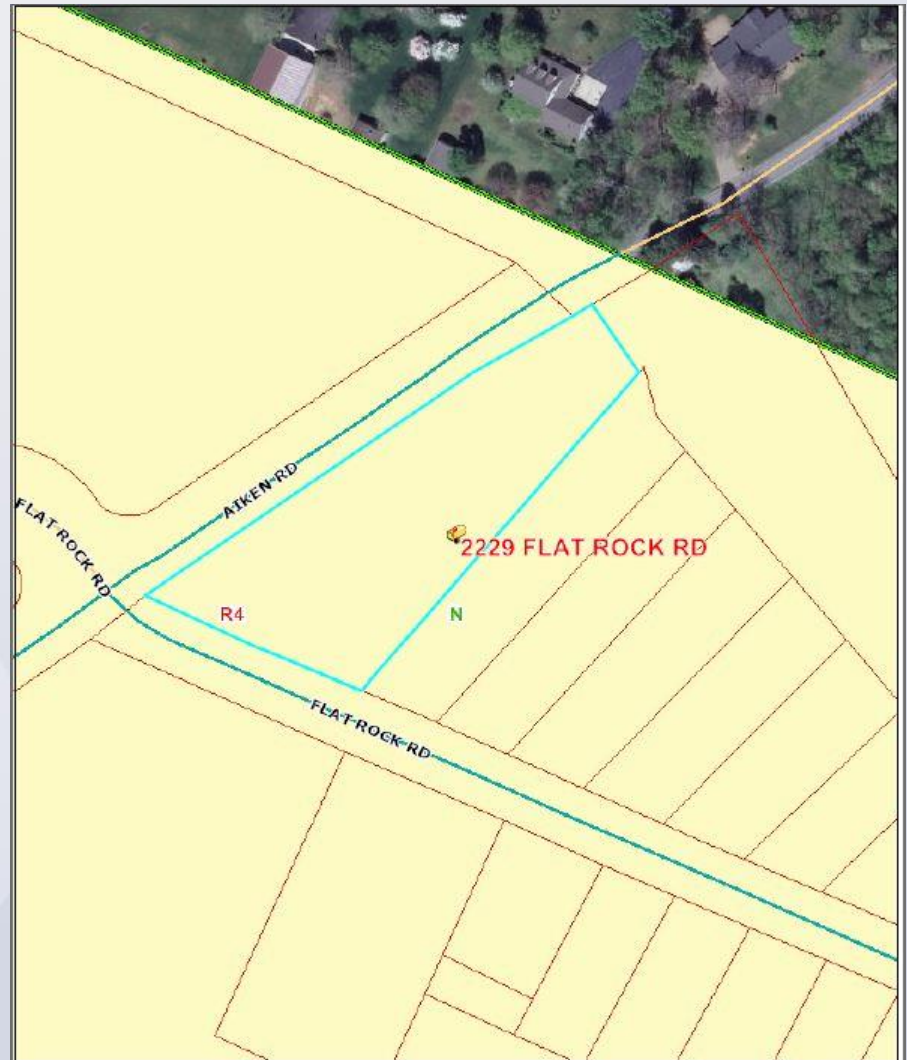
- Variance from LDC section 5.3.1, table 5.3.1 requiring a 30' ft. setback and section 5.3.1.C.4 supplemental setback of an additional 15 feet for a R-4 zoned property located along a collector level street in the Neighborhood Form District for a total required street side yard setback of 45' ft.

Case Summary / Background

- The subject site is located in an R-4 zoning district within a Suburban Neighborhood Form District. The applicant is constructing a new home with an accessory structure on a corner lot at Aiken and Flat Rock Road. The required street side yard setback is 30' ft. and the supplemental setback from Aiken Road (a Secondary Collector) results in an additional 15' ft. for a total distance of 45' ft. for the required street side yard setback. The applicant has already begun construction of the home and had been misinformed resulting in the construction error and the need for the variance.

Zoning/Form Districts

- **Subject Property:**
 - Existing: R-4/Neighborhood
 - Proposed: R-4/Neighborhood
- **Adjacent Properties:**
 - North: R-4/Neighborhood
 - South: R-4/Neighborhood
 - East: R-4/Neighborhood
 - West: R-4/Neighborhood



16VARIANCE1030



0 100
Distance are in feet

Plot Date 5/19/2018

Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Residential Single Family
 - Proposed: Residential Single Family
- **Adjacent Properties:**
 - North: Residential Single Family
 - South: Residential Single Family
 - East: Residential Single Family
 - West: Residential Single Family



Site Photos-Subject Property



Applicant's Site Plan

Highlights:

- Proposed Use:
Residential Single Family
- Required setback per the Neighborhood Form District 30' ft., supplemental setback do to Aiken Road (Secondary Collector) 15' ft.
- Total required setback = 45' ft.



Applicable Plans & Policies

- Land Development Code

Staff Analysis and Conclusions

- The proposal meets the standards for granting a variance established in the Land Development Code from section 5.3.1.C.4 and LDC section 5.3.1 table 5.3.1 to allow the proposed street yard setback and including the supplemental setback to be less than the required 45' ft. for a variance of 11' ft.

Required Actions

- Form District: Recommend to (Louisville Metro Council or City of ...) for approval/denial
- Zoning: Recommend to (Louisville Metro Council or City of ...) for approval/denial
- Conditional Use: Approve/Deny
- Variance: Approve/Deny
- Waiver: Approve/Deny
- General/Detailed District Development Plan with binding elements: Approve/Deny